



## Loftus Road, Shepherd's Bush, W12

£650,000 Share of Freehold

A stunning two double bedroom flat with large private garden, on this ever popular tree lined street.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 805 Sq Ft / 75 Sq M | Council Tax Band D  
| EPC Rating Band D

**Winkworth**





## LOCATION

Loftus Road is a most attractive tree lined residential street which is ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

## DESCRIPTION

Immaculately presented throughout having recently undergone a programme of refurbishment, the property offers accommodation comprising entrance hall, two double bedrooms, shower room and open plan kitchen/reception room, which in turn leads to a fabulous west facing garden.







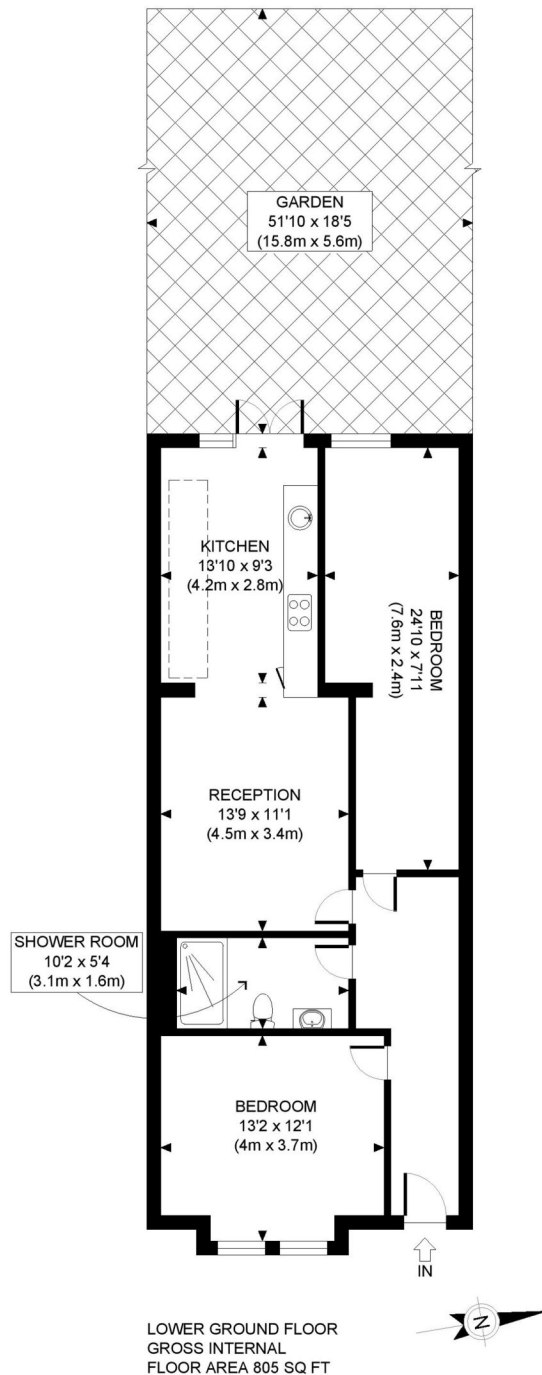
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £650,000 Share of Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 805 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 805 SQ FT/ 75 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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